

State of California
Business, Transportation and Housing Agency
Department of Transportation

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds
Items 1 through 6

Prepared By:
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CTC Meeting: July 18, 2002

Reference No.: 2.4d.(1)

Original Signed By:
ROBERT L. GARCIA
Chief Financial Officer
July 1, 2002

DIRECTOR'S DEEDS

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds, Items 1 through 6. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$3,110,900. The State will receive a return of \$3,916,345 from the sale of these properties. A recapitulation of the items presented follows:

Deeds by which fee title is to be conveyed:	6
<u>01</u> 04-SF-80-5.8 Disposal Unit DE 038885-5 Convey to City and County of San Francisco	City and County of San Francisco 5,905 sf \$650,000 (Appraisal \$650,000)
<u>02</u> 05-SB-1-22.0 Disposal Unit DD 002257-01-01 Convey to Kenneth F. and Carol L. Calvert Selling price represents the highest bid received at the first public sale.	Lompoc 6.77 ac \$85,000 (PSE \$104,300)
<u>03</u> 05-MON-68-R15 Disposal Unit DD 002428-03-01 Convey to Smith Family Trust Selling price represents the highest bid received at the second public sale.	Salinas 0.19 ac \$3,005 (Appraisal Nominal)
<u>04</u> 07-LA-101-26.4 Disposal Unit DD 000017-01-01 Convey to Woodland Hills M. Inc. Selling price represents the highest price obtainable received from the only adjoining owner.	Los Angeles 14,606 S.F. \$195,840 (Appraisal \$217,600)
<u>05</u> 11-SD-54-15.0 Disposal Unit DD 020741-01-02 Convey to EAST MAIN STREET, LLC Selling price represents the highest bid received at the first public sale.	El Cajon 6.48 ac \$2,907,500 (Appraisal \$2,064,000)

06 12-ORA-5-32.9
Disposal Unit DD 073106-01-02
Convey to Community Redevelopment Agency
of the City of Santa Ana

Santa Ana
27,817 sf
\$75,000 (Appraisal \$75,000)

SUMMARY OF DIRECTOR'S DEEDS PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JULY 2002

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01					0	\$0	\$0	
02					0	\$0	\$0	
03					0	\$0	\$0	
04	1				1	\$650,000	\$650,000	100%
05		2			2	\$104,300	\$88,005	84%
06					0	\$0	\$0	
07	1				1	\$217,600	\$195,840	90%
08					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11		1			1	\$2,064,000	\$2,907,500	141%
12	1				1	\$75,000	\$75,000	100%
Total	3	3	0	0	6	\$3,110,900	\$3,916,345	126%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	3	\$942,600	\$920,840	98%
Public Sales	3	\$2,168,300	\$2,995,505	138%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	6	\$3,110,900	\$3,916,345	126%
Other Funded Sales	0	\$0	\$0	
Total	6	\$3,110,900	\$3,916,345	126%